

Development Application Checklist			
Project Name: KING SOOPER FUEL		RSN:	
Reviewer: CAROLINA FERNANDEZ - HR GREEN PACIFIC		Date:	
Item	Yes	No	N/A
General			
Include items in pre-app notes			
Check/Review plat			✓
Correct ROW width			
Centerline Geometry			
Existing/proposed easements			
Detention Pond/WQ easement			
Sidewalk Easement			
Traffic signal easement			
Check Public Improvement Plan for matching linework			
Check Preliminary Drainage Report/Letter			
Check Required Notes			
Label Existing Features	✓		
Site Plan			
Property, ROW lines, easements - existing and proposed			
Plat items shown on site plan match			
Typical Roadway sections (when applicable)			
Existing and proposed sidewalks, dimensioned			
Roadway Names - Label Public or Private			
Show transitions/connections to existing roadways	✓		
Label proposed curb return radii		✓	
Or curb cut if less than 20 parking spaces			
Show/Label cross pans		✓	
Show/Label Alleys			✓
Directional curb ramps		✓	
Proposed Phasing			✓
Street/Pedestrian lights (Public) - specify pole height			✓
Show/Label access movements		✓	
Access points/movements per pre-app			
Access points do not violate roadway specifications			
Proper Bulb outs where required			✓

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Item	SITE PLAN	Yes	No N/A
Cul-de-sac radii meet roadway specs			✓
Type 1 street have median island at Arterial intersection			✓
Proposed stop signs		✓	
Pavement material type		✓	
Gating system - min. 35'			✓
(or greatest truck length - whichever is larger) back from flowline			
Sight Triangles		✓	
Also confirm on Landscape plan			
Site Dimensions			
Drive Aisle		✓	
Parking Spaces	✓		
Street Width	✓		
Fire lane width and radii		✓	
Motor Court/Loop Lane requirements met			✓
Median Construction including splash curbing			✓
RTD Facilities and bus pads			✓
Compare site plan to landscape plan	✓		
Including correlation between street lighting and utilities	✓		
Grading/Storm/Drainage			
Label proposed drainage facilities	✓		
Note indicating Public vs Private Storm		✓	
Label existing drainage facilities	✓		
Proposed and existing contours	✓		
Max 3:1 slope; Max 4:1 in landscape area in ROW		✓	
Access Drive slopes			
4% max when sloping down to public street		✓	
6% max when sloping up from public street		✓	
8% max in parking areas		✓	
Label floodplain/floodway limits			✓
Acceptable uses within 100-year floodplain			
With BFEs if in AE Zone			
Show/label drainage easements and tracts		✓	

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Item	SITE PLAN	Yes	No N/A
Show/Label Detention Pond			✓
Pond maintenance access			
Pond Drainage Easement - must connect to public access			
100-year water surface elevation			
Finished floor elevations			✓
If adjacent to stream or pond, confirm 2' above flood			
elevation for residential and 1' for commercial			
Flow direction arrows		✓	
Slope labels		✓	
Retaining Walls			✓
Material Type			
Height range or max height			
Greater than 4' need structural calcs			✓
Pedestrian rail/Guardrail when necessary			✓
Minimum slope or grade			
0.5% concrete		✓	
1.0% asphalt		✓	
2.0% grass		✓	
If a rain garden, is there an underdrain			
Minimum slopes away from building			
5% for 10' in landscape area		✓	
2% for 10' for impervious surface		✓	
Max 2% slope in any direction for HC spaces		✓	